



# City of NORFOLK

C: Dir., Department of Planning and Community Development

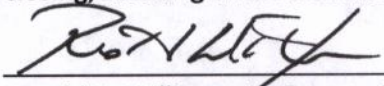
To the Honorable Council  
City of Norfolk, Virginia

May 19, 2015

FROM: George M. Homewood, AICP CFM, Planning Director

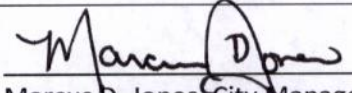
SUBJECT: The closing, vacating and discontinuing of portions of Midfield Street

REVIEWED:

  
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

APPROVED:

  
Marcus D. Jones, City Manager

Item Number:

**PH-8**

- I. **Staff Recommendation:** Approval
- II. **Commission Action:** By a vote of 6 to 0, the Planning Commission recommends **Approval**.
- III. **Request:** Street closure of a portion of Midfield Street lying north of a closed 10' Lane at the northern terminus of Midfield Street in Granby Park.
- IV. **Applicant:** Norfolk Collegiate School
- V. **Description:**
  - The right-of-way to be closed is located within the campus of Norfolk Collegiate School which is developed with both academic building and associated athletic and recreational facilities serving the school.
  - The right-of-way will be combined with adjacent parcels for the proposed reconstruction and improvement of the school's play fields.
  - Needed easements to accommodate existing Virginia Power facilities have been executed.
  - Existing City of Norfolk stormwater facilities within the right-of-way are to be relocated at the applicant's expense during construction of the new fields.
  - The full appraised value of the right-of-way to be closed, \$12,690, is due to the City Attorney's Office at time of transfer.
- VI. Staff point of contact: Jeffrey Raliski at 664-4766, [jeffrey.raliski@norfolk.gov](mailto:jeffrey.raliski@norfolk.gov)

Attachments:

- Ordinance
- Staff Report to CPC dated April 23, 2015 with attachments
- Proponents and Opponents





# City of NORFOLK

## Planning Commission Public Hearing: April 23, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Staff: Jeffrey K. Raliski, AICP

*JS*

*AKR*

Staff Report	Item No. 15	
Applicant	Norfolk Collegiate School	
Request	Street Closure of Portion of Midfield Street	
Site Characteristics	Zoning	IN-1 (Institutional)
	Neighborhood	Suburban Acres
	Character District	Suburban
Surrounding Area	North	IN-1: Open Space
	East	IN-1: Open Space
	South	R-11: Multi-Family
	West	IN-1: Open Space



810 Union Street #1101 ■ Norfolk, Virginia 23510

Phone: 757-664-4242 ■ Fax: 757-664-4239

#### **A. Summary of Request**

- This agenda item is to close a portion of Midfield Street lying north of a closed 10' Lane at the northern terminus of Midfield Street in Granby Park.
- The right-of-way to be closed is located within the campus of Norfolk Collegiate School which is developed with both academic building and associated athletic and recreational facilities serving the school.
- The right-of-way will be combined with adjacent parcels for the proposed reconstruction and improvement of the school's play fields.
- Needed easements to accommodate existing Virginia Power facilities have been agreed upon by all parties.
- Existing City of Norfolk stormwater facilities within the right-of-way are to be relocated at the applicant's expense during construction of the new fields.

#### **B. Financial Impact**

- The full appraised value of the right-of-way to be closed, \$12,690, is due to the City Attorney's Office at time of transfer.

#### **C. Impact on the Environment**

- Closure of this right-of-way will facilitate redevelopment of the athletic and play field for the school.

#### **D. Impact on Surrounding Area/Site**

- Closure of this unimproved right-of-way will not create additional traffic in the Suburban Acres neighborhood.

#### **E. Civic League**

- Letter was sent to the Suburban Park Civic League on April 7.

#### **F. Community Outreach/Notification**

- Letters were mailed to all property owners within 300 feet of the property on April 9.
- Legal notification was placed in *The Virginian-Pilot* on April 9 and April 16.

#### **G. Recommendation**

Staff recommends that the proposed closure of a portion of Midfield Street be **approved**.

#### **Attachments**

- Location Map
- Zoning Map
- Civic League Letter




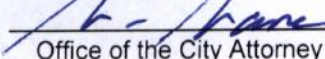
**Proponents**

Shepelle Watkins-White  
870 Greenbrier Circle, Suite 405  
Chesapeake VA 23320


**Opponent****Asked Questions**

Donna Young  
7309 Midfield Street  
Norfolk VA 23505

Form and Correctness Approved: 

By   
Office of the City Attorney

Contents Approved:

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE TO CLOSE, VACATE AND DISCONTINUE  
A PORTION OF MIDFIELD STREET, TO AUTHORIZE THE  
CONVEYANCE OF ANY INTEREST IN THE SAID VACATED  
PORTION OF STREET BY QUITCLAIM DEED TO NORFOLK  
COLLEGIATE SCHOOL AND TO AUTHORIZE THE  
ACCEPTANCE OF THE SUM OF \$12,690.00 IN  
CONSIDERATION.

- - -

WHEREAS, application to close, vacate and discontinue  
the hereinafter described portion of Midfield Street in the City  
of Norfolk has been made and the requirements of § 15.2-2006 of  
the Code of Virginia, 1950, as amended which relate to the vacation  
of streets and alleys, have been met; and

WHEREAS, it is the judgment of the Council that said  
portion of street is not needed for public use and travel and  
should be closed, vacated and discontinued; now, therefore,

BE IT ORDAINED by the Council of the City of  
Norfolk:

Section 1:- That the following described portion of  
Midfield Street is hereby vacated and discontinued as a  
public street of the City of Norfolk:

A circular shaped lot, piece or parcel of land  
situate, lying and being in the City of  
Norfolk, Virginia, said parcel being that cul-  
de-sac portion of Midfield Street lying north  
of Granby Park (M.B.7, P. 54) and being further  
described as follows: BEGINNING at a point

that is the northwest corner of Lot 17 on the eastern line of Midfield Street (formerly Middle Street,) said lot being shown on that certain plat entitled, "Plat of Granby Park on Granby Street," said plat being duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 7 at Page 54; thence, from the point of beginning thus described which is also shown on that certain plat entitled, "Amended Plat of Subdivision of Parcel NC (M.B. 70, P. 28)," said plat being duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 70 at Page 34, N 57°-37'-04" W, 62.83 feet, along said northern line of a closed 10 foot lane as shown on the aforesaid plats to a point on the western line of Midfield Street: thence, northerly, easterly and southerly along a curve to the right on the right-of-way of Midfield Street having a radius of 50.00 feet, an arc length of 246.23 feet, a chord of 62.83 feet, and a chord bearing of S 57°-34'-04" E to the point of beginning.

The above-described parcel contains 0.169 acre of land, more or less.

Section 2:- That the conveyance by quitclaim deed to Norfolk Collegiate School, of any and all right, title and interest the City may possess in and to the above described property is hereby authorized.

Section 3:- That the acceptance of the sum of \$12,690.00, in consideration for the portion of street to be vacated is hereby authorized.

Section 4:- That this ordinance shall be in effect from and after 30 days of its adoption.



Location Map



NORFOLK COLLEGIATE SCHOOL

MIDFIELD STREET

GRANBY PARK

0 15 30 60 Feet





# Zoning Map

PDR-6

SUBURBAN PARKWAY

IN-1

IN-1

NORFOLK COLLEGIATE SCHOOL

WOODFIN AVENUE

R-7

R-11

R-11

GRANBY PARK

R-11

R-11

GLEN ECHO DRIVE

R-11

